



MARICOPA COUNTY PLANNING AND ZONING COMMISSION
Board of Supervisors' Auditorium
205 W. Jefferson Street
Phoenix, Arizona



Agenda
Thursday, September 11, 2014

This meeting has been noticed in accordance with the Open Meeting Law (ARS §38-431). All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda. These items will be heard at the next available Commission hearing if this hearing is cancelled or a quorum is lost.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 501 N. 44th St., 2nd Fl., Phoenix Arizona, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon request to individuals with disabilities upon 72 hours advance notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request. If you require accommodations in order to participate in any forthcoming meeting or hearing, please contact Debbie Lemon at debbielemon@mail.maricopa.gov at 602-506-1510 or 602-506-3301. TDD is available at 602-506-7140.

The staff reports prepared for each agenda item shall become a part of the permanent record for each case acted on at the Planning and Zoning Commission meeting. Any material submitted as part of the record for a case will not be returned.

Public demonstrations of any kind by principals, witnesses, or spectators at any hearing before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden, and any person or persons who shall continue to participate in such conduct after having once been admonished for such conduct, shall be subject to being ejected from the hearing room by order of the Chairman.

Consent Agenda: Items listed on the Consent Agenda are considered non-controversial. Any item on the Consent Agenda may be removed from the Consent Agenda and be held for public hearing if a Commissioner or a citizen so desires.

Continuance Agenda: Items listed on the Continuance Agenda are items that are recommended for continuance by staff with concurrence from the applicant. These items will not have a hearing at this time but shall be moved for continuance either indefinitely or to a date certain after a brief presentation by staff. Those items that are continued indefinitely will require new notification.

Regular Agenda: Items are listed on the Regular Agenda either as Unfinished Business or New Business and receive a full hearing. Staff recommendation can be for approval, denial, or continuance.

Call To Order: 9:30 a.m.

Roll Call

Approval of Minutes: August 7, 2014

Consent Agenda:

1. Case #: **Z2014051** **District 3**
Applicant: Hoskin Ryan Consultants
Location: Generally located east of Interstate 17, north of Arroyo Norte Dr.
Request: Modification of Condition 'e' – increase lot coverage for Arroyo Norte Units 5, 6 & 7
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate
2. Case #: **Z2014054** **District 3**
Applicant: Cardno
Location: Generally located at the NEC of 14th Street and Paint Your Wagon Trail.
Request: Modification of Conditions 'd', 'e' and elimination of condition 't' – Desert Hills Ranch
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate
3. Case #: **Z2014013** **District 4**
Applicant: John Burnham
Location: Generally located at the SEC of 75th Avenue and Acoma Dr.
Request: Special Use Permit for a Dog Kennel – Soldier's Best Friend Kennel & Training Facility
Recommendation: **Approve** with conditions
Presented by: Ray Banker
4. Case #: **Z2014048** **District 4**
Applicant: Danny Yousif
Location: Generally located near the NWC of Wintersbrug Rd. and Lower Buckeye Rd.
Request: Modification of Condition for Stage Stop RV Park
Recommendation: **Approve** with conditions
Presented by: Ray Banker

Regular Agenda:

5. Case #: **CPA2013010** **District 4**
Applicant: Mason Cave
Location: Northwest corner of Citrus Rd. and Bethany Home Rd.
Request: Comprehensive Plan Amendment to change land use of White Tank/Grand Avenue Area Plan of Large Lot Residential to Small Lot Residential for Cordillera.
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate
6. Case #: **Z2013107** **District 4**
Applicant: Mason Cave
Location: Northwest corner of Citrus Rd. and Bethany Home Rd.
Request: Zone Change from Rural-43 to R1-10 with a Residential Unit Plan of Development for Cordillera.
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate
7. Case #: **S2013020** **District 4**
Applicant: Mason Cave
Location: Northwest corner of Citrus Rd. and Bethany Home Rd.
Request: Preliminary Plat for 200 homes and 11 tracts for Cordillera.
Recommendation: **Approve** with conditions
Presented by: Rachel Applegate
8. Case #: **Z2010078** **District 1**
Applicant: Coal Creek Consulting
Location: Generally located near the NEC of Warner Rd. and Loop 101 Highway on Colt Rd.
Request: Special Use Permit for a 65' Wireless Communication Facility and related equipment in the RU-43 zoning district – AT&T Wireless Communication Facility.
Recommendation: **Approve** with conditions
Presented by: Ray Banker
9. Case #: **TA2014001** **All Districts**
Applicant: Commission-initiated
Location: Countywide
Request: Text Amendment to the Maricopa County Zoning Ordinance, Section 1202 – Wireless Communication Facilities
Recommendation: **Discussion only**
Presented by: Darren Gerard

10. Case #: **TA2014002** **All Districts**
Applicant: Commission-initiated
Location: Countywide
Request: Text Amendment to the Maricopa County Zoning Ordinance, Articles 601.5.4, 602.5.4, 603.5.4, 604.5.4, 605.5.4, 606.5.4, 701.5.4 & 702.5.4 – Residential Lot Coverage
Recommendation: **Approve**
Presented by: Darren Gerard
11. Case #: **TA2014003** **All Districts**
Applicant: Commission-initiated
Location: Countywide
Request: Text Amendment to the Maricopa County Zoning Ordinance, Article 803.2 Use Regulations – C-1 Use Regulations
Recommendation: **Approve**
Presented by: Darren Gerard
12. Case #: **TA2014004** **All Districts**
Applicant: Commission-initiated
Location: Countywide
Request: Text Amendment to the Maricopa County Zoning Ordinance, Article 702.2 Use Regulations – R-5 Use Regulations
Recommendation: **Approve**
Presented by: Darren Gerard
13. Case #: **TA2014005** **All Districts**
Applicant: Commission-initiated
Location: Countywide
Request: Text Amendment to the Maricopa County Zoning Ordinance, Article 1301.1.41.1 – Billboard SUP
14. Case #: **TA2014006** **All Districts**
Applicant: Commission-initiated
Location: Countywide
Request: Initiate a Text Amendment to the Maricopa County Zoning Ordinance, Article 1301.1 Special Uses and the Use Regulations of Chapters 5, 6, 7, 8 & 9 – Special Uses
Recommendation: **Approve**
Presented by: Darren Gerard
15. Case #: **TA2014007** **All Districts**
Applicant: Commission-initiated
Location: Countywide
Request: Text Amendment to the Maricopa County Local Additions & Addenda, Section 205 Building Permit Exemption – Gates (Building)
Recommendation: **Approve**
Presented by: Darren Gerard

16. Case #: **TA2014008** **All Districts**
Applicant: Commission-initiated
Location: Countywide
Request: Text Amendment to the Maricopa County Zoning Ordinance
adding new Article 1116 – Property Maintenance
Recommendation: **Approve**
Presented by: Darren Gerard
17. Case #: **TA2014009** **All Districts**
Applicant: Commission-initiated
Location: Countywide
Request: Text Amendment to the Maricopa County Zoning Ordinance,
Article 1504.5.2 – Gates (Zoning)
Recommendation: **Approve**
Presented by: Darren Gerard

Other Matters:

Adjournment